

TRANSFER
TAX
PAID

DEED OF SALE BY PERSONAL REPRESENTATIVE
(Testate)

MADONNA ELLIS BROWNE, of Cape Elizabeth, County of Cumberland, State of Maine, duly appointed and acting personal representative of the ESTATE OF SAMUEL TAYLOR HORNE, JR., deceased (testate), as shown by the probate records of Kennebec County, Maine, and having waived the required 10-day notice, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to Robert P. Roy, Jr. and Janie L. Roy, of Madison, County of Somerset State of Maine as joint tenants, certain lots or parcels of land, together with the buildings thereon, situated in ~~Waterbury~~ County of Kennebec, State of Maine, and bounded and described as follows, to wit:

Beginning at the intersection of Prospect and Hillcrest Street thence N 32°07'05"E a distance of 82.10' along the east side of Hillcrest Street to a point, thence;

N 58°00'58" E a distance of 101.53' to a point, thence in the Westerly line of Moss as described in a deed recorded in the Kennebec County Registry of Deeds in Book 9235 and Page 332, thence;

S 32°07'05' W a distance of 82.10' to a point in the northerly sideline of Prospect Street, thence;

N 58°00'55' W a distance of 101.53' to the point of beginning.

Meaning and intending to convey a portion of the premises conveyed from O.H. Swain to Samuel T. Horne by deed dated November 24, 1917, and recorded in the Kennebec County Registry of Deeds, Book 564, Page 465.

The parcel being conveyed by this deed was devised to Samuel T. Horne, Jr. in the Will of Samuel T. Horne; Samuel T. Horne's estate was probated in the Kennebec County Probate Court, and an Abstract of Will for Samuel T. Horne was recorded in the Kennebec County Registry of Deeds in Book 759 Page 39. The Abstract of Will mistakenly places the real estate conveyed by this deed under the residuary clause of the Will. However, the parcels being conveyed by this deed are specifically referenced in Paragraph Eighth of the Will and are devised directly to Samuel T. Horne, Jr.

WITNESS my hand and seal this 17th day of July, 2009.

Madonna Browne
Madonna Ellis Browne
Personal Representative, Estate of
Samuel Taylor Horne, Jr.

STATE OF MAINE

July 7, 2009

Received Kennebec SS.
07/17/2009 11:25AM
Pages 2 Arrests:
REVERLY BUSTIN-HOTHAM
REGISTER OF DEEDS

Weeks & Hutchins, Attorneys at Law, Two Park Place, P. O. Box 417, Waterville, Maine 04903-0417

2 Gate Way
165 Congdon Dr.
Bangor, Me 04401

KENNEBEC, SS

Then personally appeared before me the above named Madonna Ellis Browne, in her said capacity, and acknowledged the foregoing instrument to be her free act and deed.



Attorney at Law/Notary Public

(SEAL)

My commission expires: _____

MELISSA A. CUMMINGS
Notary Public, State of Maine
My Commission Expires
February 21, 2013